

121.A

0005

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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

483,100 / 483,100

USE VALUE:

483,100 / 483,100

ASSESSED:

483,100 / 483,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: ABBOTT ANN A

Owner 2:

Owner 3:

Street 1: 31 WELLINGTON ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RASOR PAUL B/ETAL -

Owner 2: ABBOTT ANN A -

Street 1: 31 WELLINGTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1615 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7068																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	479,800	3,300		483,100		155218
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	479,800	3300	.		483,100		Year end	12/23/2021
2021	102	FV	465,300	3300	.		468,600		Year End Roll	12/10/2020
2020	102	FV	458,000	3300	.		461,300	461,300	Year End Roll	12/18/2019
2019	102	FV	429,900	3300	.		433,200	433,200	Year End Roll	1/3/2019
2018	102	FV	379,000	3300	.		382,300	382,300	Year End Roll	12/20/2017
2017	102	FV	344,600	3300	.		347,900	347,900	Year End Roll	1/3/2017
2016	102	FV	344,600	3300	.		347,900	347,900	Year End	1/4/2016
2015	102	FV	317,700	3300	.		321,000	321,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RASOR PAUL B/ET	31578-420		7/5/2000	Family		1	No	No	4
HICKEY CORRINE	24601-128		6/7/1994		176,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	BK; 20576 PG; 570 646-1775, Building Number 1.								Undisplayed Areas: GLA: 1615							
Sty Ht: 1 - 1 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 2 - Hip		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																
Color: BEIGE		A Kits:	Rating:																
View / Desir:		Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1922	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdict:	Fact: .	Floor: 1 - 1st Floor																	
Const Mod:		% Own: 45.00000000																	
Lump Sum Adj:		Name: 110 - 7068																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: AV - Average	31%	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal	2 - Plaster	Functional:	%	Interior:	1	4	2	0											
Sec Int Wall:	%	Economic:	%	Additions:															
Partition: T - Typical		Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood		Override:	%	Baths:															
Sec Floors:	%	Total:	31%	Plumbing:															
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES													
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:		Size Adj.: 1.30015481																	
Electric: 3 - Typical		Const Adj.: 0.99980003																	
Insulation: 2 - Typical		Adj \$ / SQ: 396.468																	
Int vs Ext: S		Other Features: 55000																	
Heat Fuel: 1 - Oil		Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 695296																	
% Com Wal	% Sprinkled	Depreciation: 215542																	
		Depreciated Total: 479754																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make: Model: Serial # Year: Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 121.A-0005-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300	
More: N				Total Yard Items: 3,300				Total Special Features:				Total: 3,300				Undisplayed Areas: GLA: 1615			
IMAGE																			
AssessPro Patriot Properties, Inc																			